

THE  
RANCHES  
REPORT

YOUR HOA UPDATE

3688 E. Campus Dr., Suite 101  
Eagle Mountain, Utah 84005

HAPPY  
HALLOWEEN!



RANCHES HOMEOWNERS' ASSOCIATION OCT 2010

COMMON HOA  
QUESTIONS!

Here are the answers to some frequently asked questions concerning your Ranches HOA. If you have questions, please call the HOA management company at 801-789-7900.

WHY DO WE HAVE HOA  
RULES & REGULATIONS?

The rules and regulations are for the benefit of your community. These rules and regulations are specifically intended to create and keep a clean, consistent, aesthetic beauty throughout your community. Being part of an HOA adds value to your community and to your property. A complete list of your HOA general rules can be found on-line at <http://www.rancheshoa.com/documents/> under "General Rules"

HOW CAN I VOICE  
MY OPINION?

Your HOA Board of Trustees meetings are held on the 2nd Thursday of each month at 6:00pm at the HOA office 3688 Campus Dr. Suite 101. You may attend these meetings and voice any concerns you may have. If you would like the Board to address an issue, please call ahead of time to have your topic put on the meeting agenda for discussion. The HOA Board will be prepared to discuss the concern and if appropriate take action.

HOW ARE HOA  
VIOLATIONS HANDLED?

The HOA management company is hired by your HOA to administer the rules and regulations. When you are in violation of one of the HOA by-laws, you receive a written notice. If you contact the HOA office concerning that notice, the HOA management company will work with you to get that violation cleared. If you do not respond, a second written notice is sent to you. If you still do not respond, you receive a third written notice in which you are fined for your violation.

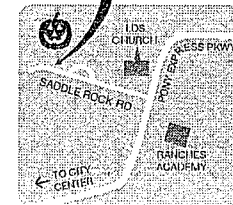


Milk comes from the refrigerated section and pumpkins come from the wooden box in front of the grocery store. Is that what our children think? Well, it's true, but surely not the whole story.

FIND YOURSELF IN EAGLE MOUNTAIN,  
AND FIND A PUMPKIN IN THE RANCHES!

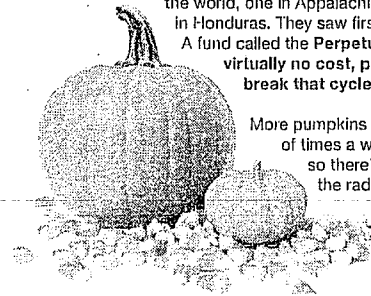
CHOOSE & PICK PUMPKIN PATCH IS LOCATED AT 2847 SADDLE ROCK ROAD

For the past three years an extended family has been growing pumpkins here in The Ranches. Three families with connecting properties in Ruby Valley were considering what to do with their four acres that could put part of it to a good use for the community or another worthwhile purpose.



"We were united in wanting to do something good for the community with at least a portion of the ground." A Christmas tree farm was considered. "One day we were talking to a tradesman working on one of our homes. He reminded us that it's cold when Christmas trees are in demand, why not pumpkins at Halloween time?" The idea was a winner. Each year more families come to choose and cut their pumpkins. What makes this family activity unusual is that there is no one there selling pumpkins. "We have a container in the patch and individuals are invited to donate as much or as little as they choose." (Smith's sells them at 22 cents a pound.) Every penny that is contributed is anonymously forwarded to the family's favorite charity.

The three men in the family have each spent two years in impoverished areas of the world, one in Appalachia, another in Puerto Rico, and the third in Honduras. They saw firsthand the never ending cycle of poverty. A fund called the Perpetual Education Fund, which is run at virtually no cost, provides educational opportunities that break that cycle. So that's where the money goes.



More pumpkins are brought in to the patch a couple of times a week from additional fields in Lindon, so there's always a good selection. And as the radio announcer would say: "There's ample free parking adjacent to the patch, so come on down!"

OCCASIONALLY WE STOP TO LOOK OUT THE WINDOW AND SEE A MINIVAN PULL INTO OUR PARKING LOT. THE KIDS RUN AROUND SEARCHING FOR THE PERFECT PUMPKIN WITH MOM AND DAD TAKING PICTURES. THAT MAKES THE BACK BREAKING WORK PERFORMED BY THREE GENERATIONS OF OUR FAMILY WORTHWHILE. THE LITTLE ONES LOVE TO PLANT THE SEEDS, BUT WEEDING AND FEEDING IS LEFT TO THE TWO OLDER GENERATIONS.

CONGRATULATIONS!

YARD OF THE MONTH WINNERS FOR SEPTEMBER 2010:

- Brett & Kara Badger  
7518 N. Darnaway Court
- Brad & Melinda Fausett  
3288 Golden Eagle Way

NEW CITY COUNCIL MEMBER!

We would like to congratulate Jon Celaya on his appointment as the newest Eagle Mountain City Council member.

**PAYMENT REMINDERS**

- 1- Please remember when making your assessment payment, to include your subdivision and lot number on all payments. This ensures your payment will be properly applied to your account.
- 2- If you are also making a sub association payment, please remember that they need to be paid with separate checks since they are two separate entities. It is okay to send them in the mail together or use the drop box for both payments as long as they are clearly marked which association they belong to.
- 3- Please keep in mind that the only Sub-Associations that we can accept payments for are Cold Springs HOA, Heatherwood on the Green HOA and Mt. Airey Village HOA. All other sub associations are now managed outside of our building and we cannot guarantee their delivery.
- 4- If you are making a payment online for your Master HOA dues our website is [www.rancheshoa.com](http://www.rancheshoa.com), click on the words HOA Dues. Please note the ID codes that are on the HOA Dues page, before selecting your payment option. You will be asked to supply these on the next page when making your payment.

**FINAL YARD OF THE MONTH TO WIN FREE GOLF!**

Fall is here and this is the last month to nominate yourself or any of your neighbors who have been working hard to make our neighborhoods look beautiful. If there is a yard in your neighborhood that you love to look at, let us know about it. Please submit your nominations for yard of the month to our office by the 7th of this month. Winners will receive a FREE pass for 18 holes with a cart at the Ranches Golf Club! To be eligible to win, homeowners must be current on their dues and have no active violations.

**RANCHES GOLF SPECIAL!**

Our Temperature Rate kicks in October 1st through the end of the season. Half of yesterday's high temperature is today's green fee!

**COMMUNITY IMPROVEMENT**

We would really like to thank all of you that have worked so hard to bring your homes into compliance. It has made a huge difference to our beautiful community. For those of you that have received violation notices and have not yet contacted our office, please call us as soon as possible so that we can help you to figure out a plan to correct them.

**ENFORCEMENT REMINDER:  
PLEASE MAKE SURE  
YOU ARE REMOVING YOUR  
TRASH CANS WITHIN 24  
HOURS OF PICK UP.**

We are noticing many homeowners leaving their trash cans in front of their driveways. When storing your trash can please remember it must be screened from view.

**2011 BUDGETING MEETING**

The Ranches HOA Budgeting Meeting for the 2011 fiscal year will be held at the Prairie Gate office building on Wednesday, October 6th at 6:00 p.m. The purpose of this meeting is to determine how your HOA dollars are going to be allocated for the 2011 fiscal year. If you would like to learn more about the HOA budgeting process, or would like to have some input as to how funds will be allocated next year, please plan on attending.

**NORTHMOOR/SOUTHMOOR POOL**

The pool is officially closed for the season as of Oct 1st. We would like to thank those of you that bought a season pass to the pool for participating. Please return your key to the management office by the 15th of October to receive a credit to your HOA account. If you have not returned your key to us by that time you will forfeit your key deposit. Your key will not work next year, a new one will need to be reissued if you buy a pass again next year. Thank you for your cooperation.

**EAGLE PROJECT CONTINUES**

Josh Tate, a Life Scout from Troop 1122 is doing his Eagle Project for CARE (Central America Relief Effort), a humanitarian group that mobilizes volunteers and humanitarian aid in the United States to benefit populations in impoverished areas of Central America. In March he will travel to Honduras with CARE in order to help distribute collected items, perform humanitarian work and see firsthand how the items donated from our community have helped the people of this third world country. Josh is asking for donations of toothbrushes, toothpaste, floss, eye drops and used eyeglasses, to send to CARE's headquarters in Pennsylvania. If you can help, please drop off items in the donation boxes at the HOA office and at Rockwell High School.

**TRICK OR TREATING IN THE RANCHES**

**SIX SWEET SAFETY TIPS!**

**1. LET DAD TAG ALONG**

Kids should always be accompanied by a responsible adult, preferably one of their parents.

**2. BE A BRIGHT KID**

Give kids flashlights and glow sticks so that others can see them coming.

**3. COLLECT NOW/EAT LATER**

Let them know that they can not eat any candy until they get home. This allows you time to inspect the candy (and to pick out your favorite treats)

**4. BUDDY SYSTEM**

When possible, children should walk in groups or in pairs. They should never be out alone.

**5. KNOW WHERE TO GO**

Have a pre-planned route and go over that route with your child. If you accidentally get separated, mark off a few spots where you can rejoin up.

**6. TALK BEFORE YOU WALK**

Talk with your child ahead of time about Trick or Treat night safety tips and you can have a fun and be safe.



**DATES TO REMEMBER**

- OCTOBER 1**  
Northmoor/Southmoor pool closed.  
Monthly Assessments Due
- OCTOBER 5**  
City Council Meeting 7:00pm
- OCTOBER 6**  
Budgeting Meeting 6:00 pm
- OCTOBER 11**  
Columbus Day
- OCTOBER 13**  
DRC Meeting 8:30 am
- OCTOBER 14**  
HOA Board meeting 6:00 pm
- OCTOBER 15**  
HOA Board meeting 6:00 pm
- OCTOBER 16**  
Ranches Golf : Monster Mash Tournament 9:00am
- OCTOBER 19**  
City Council Meeting 7:00 pm
- OCTOBER 27**  
DRC Meeting 8:30 am
- OCTOBER 31**  
Happy Halloween -- Be Safe!

**RANCHES HOA CONTACT INFORMATION**

**HOA BOARD MEMBERS:**

- Jon Celaya, President
- Jon Barclay, Vice President
- Amy Twitty, Treasurer
- Teresa Edwards, Secretary
- John Linton
- Scott Kirkland
- Josh Schreiner

**HOA HOURS:**

Monday - Friday 9:00am-5:00pm  
Closed Holidays

**HOA WEBSITE:**

[www.RanchesHOA.com](http://www.RanchesHOA.com)

3688 E. CAMPUS DR., SUITE 101  
EAGLE MOUNTAIN, UTAH 84005

TEL: 801.789.7900  
FAX: 801.789.7877

**RANCHES COMMUNITY MANAGEMENT**

For violation questions?  
Email: [violations@rancheshoa.com](mailto:violations@rancheshoa.com)

For accounting questions?  
Email: [Misty.York@misty@scmutah.com](mailto:Misty.York@misty@scmutah.com)  
or [Karen.Haskell@karen@scmutah.com](mailto:Karen.Haskell@karen@scmutah.com)

**SCARY GOOD GOLF!**

**MONSTER MASH GOLF TOURNAMENT**

**SATURDAY, OCTOBER 16TH**

**JUST \$75 PER PLAYER**

**4 PLAYER SCRAMBLE**

**ENTRY INCLUDES GOLF LUNCH & PRIZES**

**SHOTS BEGIN START AT 9:00AM**

**STOP IN THE GOLF SHOP TO SIGN UP TODAY!**

**801-789-8100**

**THE RANCHES GOLF CLUB**

Operated by Vanguard Golf Management Group

**GORV DETAILS:**

**Sign Up or Else!**

**801-789-8100**

Tele Wightman : Head Professional Dennis Gordon : Player Services Manager

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